

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

03/10/2026

Property offered for sale

Address
Including suburb and postcode

82 Dermody Road, Stratford Vic 3862

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House - Semi-detached	3	2	3	220	72,100

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

\$820,000

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$610,250

Property type

House

Suburb

Stratford

Period: from

01/04/2026

to

30/06/2026

Source

REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address		126 Briagolong Rd STRATFORD 3862			
Sale price		\$790,000	Date of sale		13/11/2025
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	0	N/A	40,468.6

Comparable property 2

Address	592 Llowalong Rd STRATFORD 3862				
Sale price	\$740,000	Date of sale	15/07/2025		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	11	N/A	17,520

Comparable property 3

Address	22 Cardice Dr STRATFORD 3862				
Sale price	\$885,000	Date of sale	16/06/2025		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	7	N/A	18,600

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	
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This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=94ab34b566b5a354e737b1b604863600>



3
 2
 3

Rooms: 6

Property Type: House -
Semi-detached

Land Size: 72100 sqm approx

Agent Comments

Indicative Selling Price

\$820,000

Median House Price

June quarter 2026: \$610,250

Comparable Properties



126 Briagolong Rd STRATFORD 3862 (REI)

Agent Comments

4
 2
 -

Price: \$790,000

Method: Private Sale

Date: 13/11/2025

Property Type: House

Land Size: 40468.60 sqm approx



592 Llowalong Rd STRATFORD 3862 (REI)

Agent Comments

3
 1
 11

Price: \$740,000

Method: Private Sale

Date: 15/07/2025

Property Type: House

Land Size: 17520 sqm approx



22 Cardice Dr STRATFORD 3862 (REI)

Agent Comments

3
 2
 7

Price: \$885,000

Method: Private Sale

Date: 16/06/2025

Property Type: House

Land Size: 18600 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690